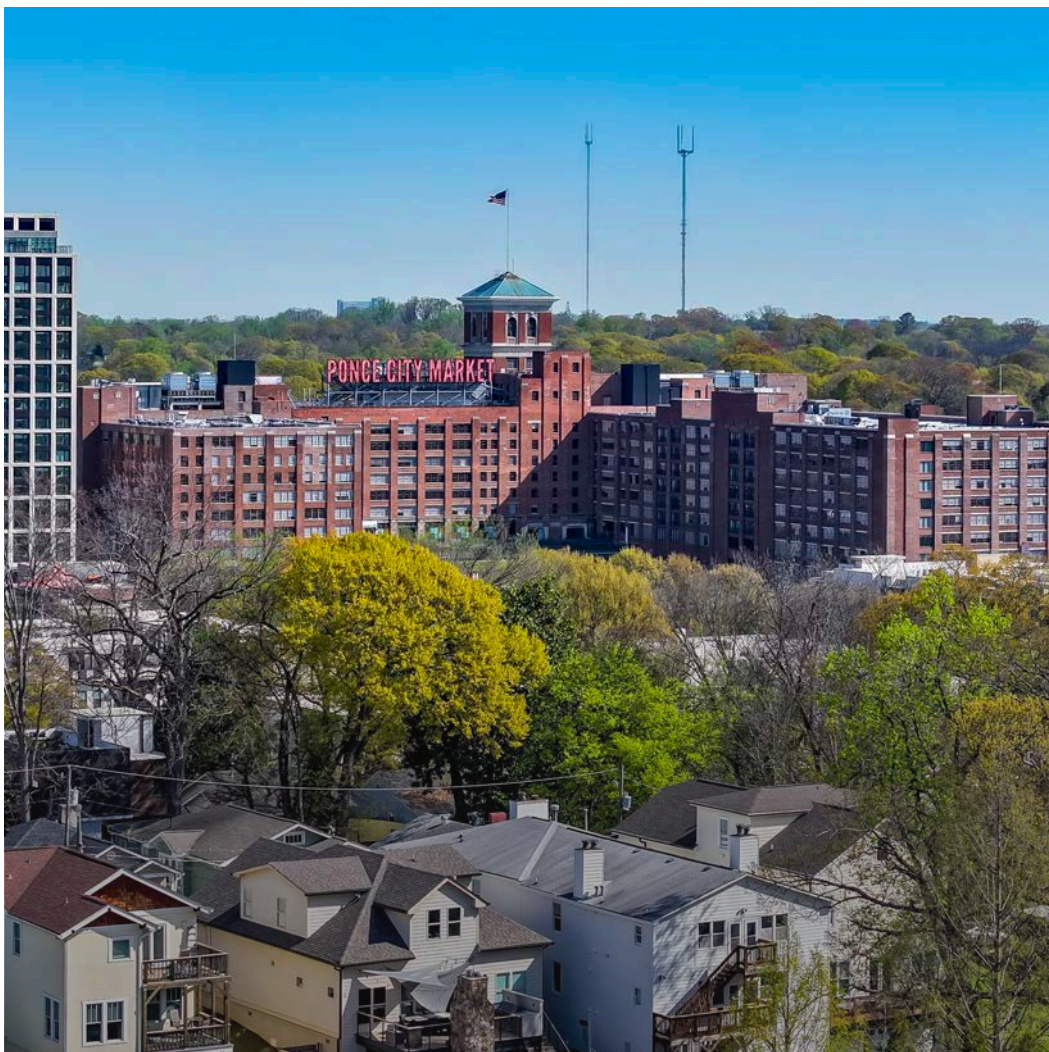


567 WINTON TERRACE NE

ATLANTA, GA 30308



A preeminent investment opportunity in Old Fourth Ward only steps away from Ponce City Market and the Eastside Beltline Trail



OPPORTUNITY

City Realty Advisors, LLC is pleased to present **567 Winton Terrace NE**, an irreplaceable, 100% leased, fully-updated six-unit apartment building with fully-secure garage parking located in the heart of the Old Fourth Ward neighborhood of Atlanta.

The property is steps from Ponce City Market - arguably one of Atlanta's most successful intown real estate projects encompassing shops, offices, and a renowned food hall - and the Eastside Beltline Trail.

Old Fourth Ward is ideally located within the city, with only a 5-minute drive to both Midtown and Downtown Atlanta.

567 Winton Terrace NE is offered for sale for \$2,265,000.

ASSET OVERVIEW

Parcel Address: 567 Winton Terrace NE
Atlanta, GA 30308

Land Size: 0.228 +/- Acres
(9,918 +/- square feet)

Year Built/Refrubished: 1991/2024

Current Zoning: R-5 (Residential)

Parking: Off Street Assigned Parking in Garage

County: Fulton County

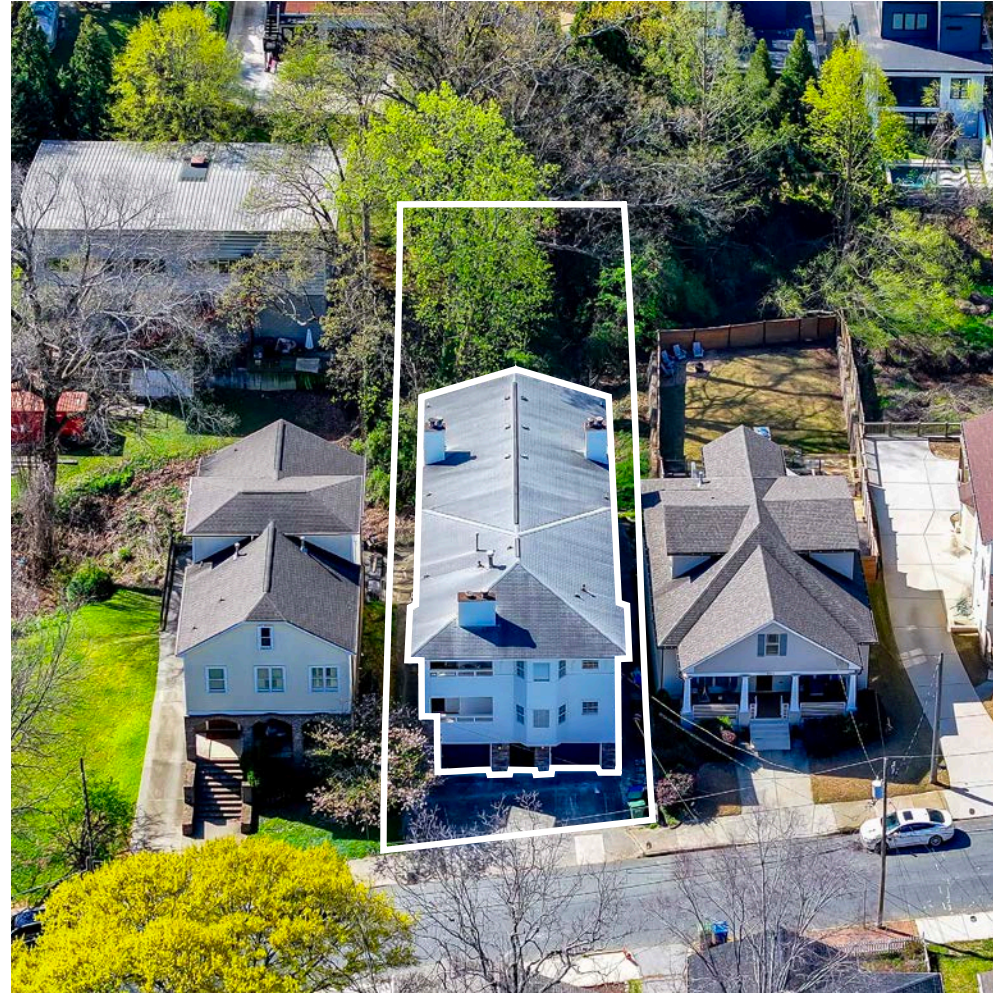
Submarket: Old Fourth Ward

Walk Score: 81 (Very Walkable)

Bike Score: 85 (Very Bikeable)

NOI: \$113,240

Asking Price: \$2,265,000





RENT ROLL

Unit #	Monthly	Annual
A	\$ 2,800	\$ 33,600
B	\$ 2,800	\$ 33,600
C	\$ 1,850	\$ 22,200
D	\$ 1,850	\$ 22,200
E	\$ 1,850	\$ 22,200
F	\$ 1,850	\$ 22,200

PRO FORMA - STABILIZED

Gross Apartment Rent	\$ 156,000
Gross Parking Rent	\$ 3,000
Total Gross Rent	\$ 159,000

Less 3% Apartment Vacancy	(\$ 4,680)
Effective Gross Revenue	\$ 154,320

Less Taxes	(\$ 30,000)
Less Insurance	(\$ 3,000)
Less Mgmt Fee - (\$50/Door/Month)	(\$ 3,600)
Less R&M Reserve (\$200/Unit/Year)	(\$ 1,600)
Less Trash (Tenants to Pay)	-
Less Water & Sewer (Tenants to Pay)	-
Less Landscape (\$100/Month)	(\$ 1,200)
Less Pest Control (\$100/Month)	(\$ 1,200)
Less House Utilities (\$40/Month)	(\$ 480)

NOI	\$ 113,240
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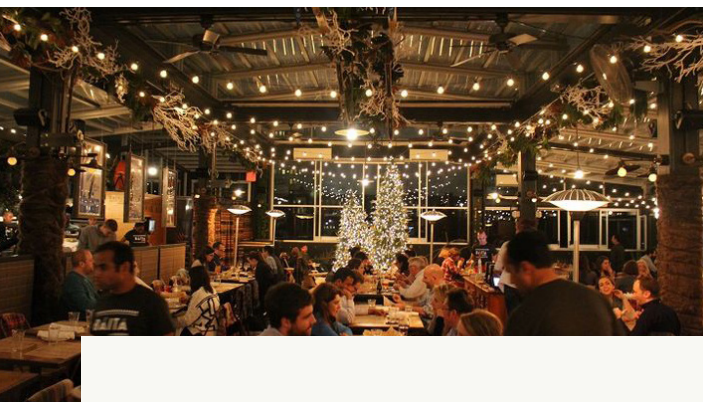
Purchase Price at 5% CAP Rate	\$ 2,265,000
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HOME FEATURES

No detail was overlooked to modernize these 4 one-bed/one-bath units and 2 two-bed/two-bath units..

- Full Size Kitchens
- Quartz Countertops
- Stainless Steel Appliances
- Generous Cabinet Storage
- True Hardwood Floors Throughout
- Large Living Rooms with Gas Fire Places
- Stacked or Side-by-Side Washer and Dryer
- Floor to Ceiling Tiled Showers
- Separate Soaking Tubs in 2 Bedroom Units
- Central HVAC
- Ample Natural Light in All Units
- Outdoor Balconies
- Secure Garage Parking





HISTORIC CHARM, MODERN VIBE

Nestled in the heart of Atlanta, the Old Fourth Ward is a vibrant neighborhood blending rich history with modern convenience. Booming with new development due to its proximity to the first constructed portion of the Beltline, the Old Fourth Ward offers a lively mix of local flavor, friendly vibes, and unbeatable city access.



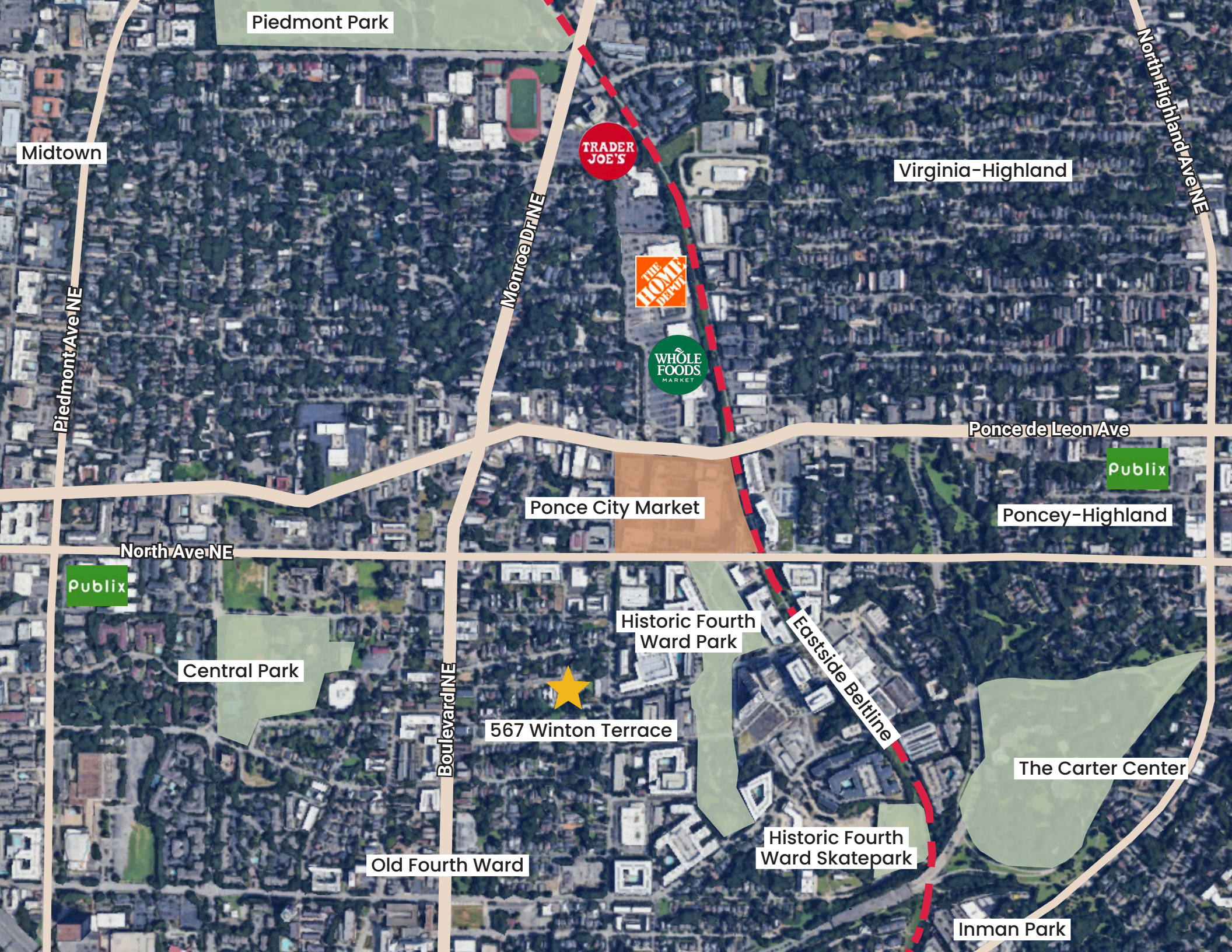
WHERE ATLANTA HANGS OUT

The Eastside BeltLine is more than a trail—it's Atlanta's favorite hangout. Lined with buzzing patios, street art, food pop-ups, and weekend festivals, the Beltline is where locals and tourists from all over come to walk, bike, people-watch, and vibe. Situated steps away from the Eastside Beltline, **567 Winton Terrace** is located next to the heartbeat of Atlanta.



GREEN MEETS CITY

The nearby award-winning Historic Fourth Ward Park is a lush greenspace with skyline views that also protects the area from floods. Private and public investment has transformed this neighborhood with parks, paths, and sustainable design—making it not just a great place to live, but a future-forward community built to last.



Piedmont Park

Midtown

TRADER
JOE'S

Virginia-Highland

North Highland Ave NE

Monroe Dr NE

THE
HOME
DEPOT

WHOLE
FOODS
MARKET

Ponce de Leon Ave

Publix

Ponce City Market

Poncey-Highland

North Ave NE

Publix

Central Park

Historic Fourth
Ward Park

567 Winton Terrace

Eastside Beltline

The Carter Center

Old Fourth Ward

Historic Fourth
Ward Skatepark

Inman Park

Boulevard NE



Midtown

Central Park

Winton Terrace NE

567 Winton Terrace

Downtown

567 Winton Terrace

Winton Terrace NE

Morgan St NE





Inman Park

Fourth Ward
Offices & Retail

Old Fourth Ward
Skatepark

Overline
Residences

Forth Atlanta

Eastside
Beltline

AMLI Parkside

Historic Fourth
Ward Park

AMLI Old Fourth Ward

Glen Iris Dr NE



567 Winton Terrace

Winton Terrace NE

Home Depot

Whole Foods

Ponce City Market

Signal House

725 Ponce

Eastside Beltline

Historic Fourth
Ward Park

AMLI Ponce Park

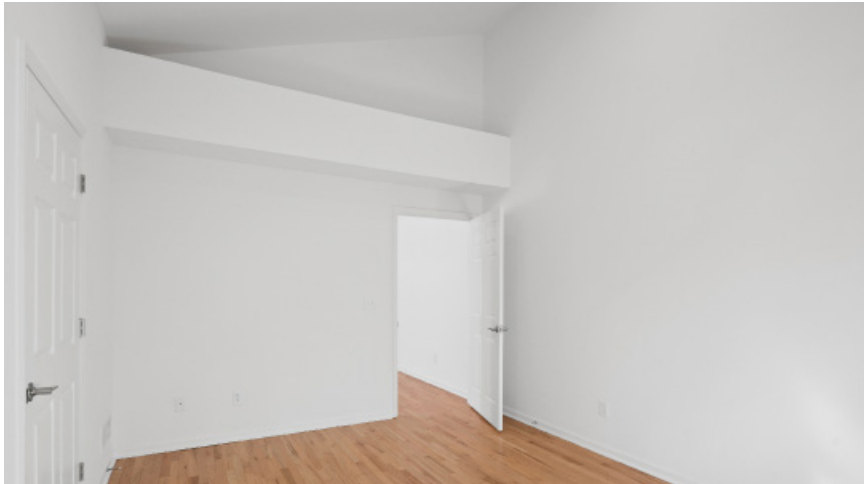
567 Winton Terrace

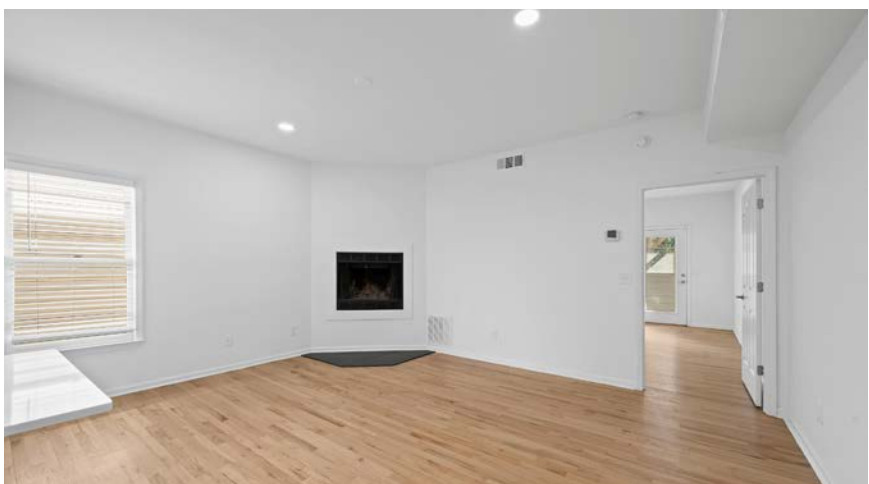
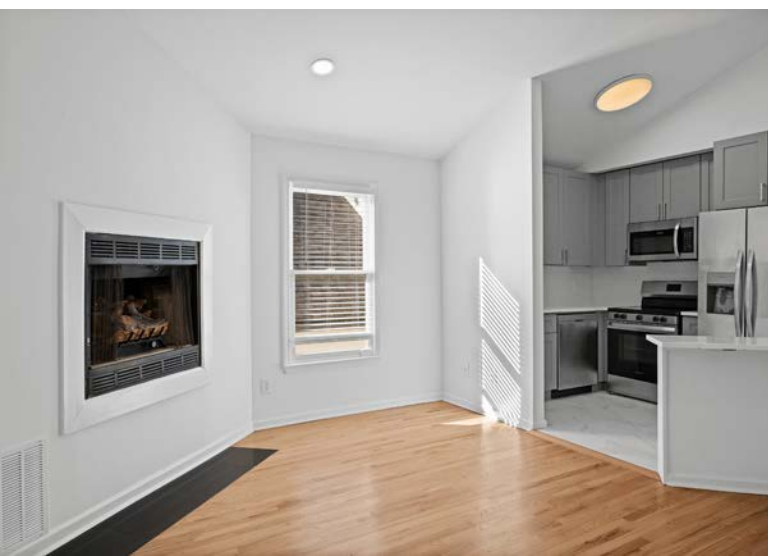
Winton Terrace NE

Glen Iris Dr NE



BEDROOMS





LIVING SPACE

AMENITIES





567 WINTON TERRACE NE, ATLANTA, GA 30308

For additional questions, please contact:

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